

Development Services Public Meeting Minutes

Meeting Number: 14
December 9, 2025, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Keith Irish	Councillor Ritch Lau Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Nimisha Patel
Regrets	Councillor Isa Lee	
Staff	Trinela Cane, Commissioner, Corporate Services Michael Toshakovski, Deputy City Solicitor Giulio Cescato, Director of Planning & Urban Design Brad Roberts, Manager, Zoning and Special Projects Laura Gold, Council/Committee Coordinator	Stephen Lue, Senior Manager, Development Helen Song, Senior Planner Housing Barton Leung, Senior Planner Duran Wedderburn, Manager, Policy

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, TH (MARKHAM) DEVELOPMENTS AT ELGIN MILLS ROAD EAST, PART OF LOTS 24 & 25, CONCESSION 5, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TO FACILITATE DEVELOPMENT OF 740 RESIDENTIAL UNITS COMPRISED OF 285 STREET TOWNHOUSES, 89 REAR ACCESS TOWNHOUSES, AND A PARTIAL RESIDENTIAL CONDOMINIUM BLOCK COMPRISED OF 366 STACKED BACK-TO-BACK TOWNHOUSES AT ELGIN MILLS ROAD EAST, PART OF LOTS 24 & 25, CONCESSION 5 (WARD 6), FILE NO. PLAN 25 133512 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by TH (Markham) Developments.

The Committee Clerk advised that 31 notices were mailed on November 19, 2025, and Public Meeting signs were posted on November 17, 2025. There were no written submissions received regarding this proposal.

Stephen Lue, Senio Manager, Development, introduced the item.

Barton Leung, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Emily Grant, Malone Given and Parsons Ltd., provided a presentation on the proposed Official Plan Amendment.

There were no comments from the audience with respect to this application.

The Committee provided the following feedback on the proposed Official Plan Amendment:

- Noted that in the past developers were required to deliver road widening as the development progressed.
- Concern was raised that new residents will face significant transportation challenges, especially when accessing already congested regional roads.
- Stressed that the aggregate impact of all the developments north of 16th Avenue and Major Mackenzie Drive is substantial.

- Noted that communitive impact of the Future Urban Area on traffic must be considered.
- Requested a full-area map of the Future Urban Area that shows all of the developments approved or in progress to date with their number of units to provide Members Council with context of how multiple secondary plans align and interact.
- Expressed concern that arterial roads are already over capacity and that some cannot be widened, making traffic congestion inevitable without a coordinated strategy.

The following responses to inquiries from the Committee were provided:

Emily Grant advised that the Applicant is working collaboratively with multiple landowners and that the Transportation Study submitted to the City is a study of the entire development block, which considers all unit types.

Staff advised that the City has comprehensive secondary plans for the Future Urban Areas and is aware of the ongoing development patterns. Staff agreed to include a broader context map in future presentations to benefit both Members of Council and the public.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Jim Jones

1. **That the Staff and Applicant presentations be received; and,**
2. That the report dated December 9, 2025 titled “PUBLIC MEETING INFORMATION, TH (Markham) Developments, Official Plan and Zoning By-law Amendments to facilitate development of 740 residential units comprised of 285 street townhouses, 89 rear access townhouses, and a partial residential condominium block comprised of 366 stacked back-to-back townhouses (Ward 6)”, be received; and,
3. That the Record of the Public Meeting held on December 9, 2025, with respect to the proposed Applications for Official Plan and Zoning By-law Amendments, be received; and,
4. That the Applications by TH (Markham) Developments, for Official Plan and Zoning By-law Amendments, be referred back to staff to provide a future recommendation report; and,
5. **That future presentations on applications within the Future Urban Area include a context map that incorporates planned developments**

in area to help Members of Council and the Public visualize the aggregate impacts; and further,

6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, CITY OF MARKHAM, CITY-WIDE APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TO PERMIT CITY INITIATED AMENDMENTS TO INTRODUCE THE INCLUSIONARY ZONING POLICY FRAMEWORK THROUGH A PHASED APPROACH (CITY-WIDE), FILE NO. PLAN 25 138180 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by City of Markham.

The Notice of Public Meeting was uploaded in the City of Markham website on November 19, 2025. Copies of the notice were also circulated to the Mayor and Members of Council, related staff, standard external agencies as mandated by the Planning Act, and to one interested party listed in the notification list. There was one written submission was received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Giulio Cescato, Director, Planning and Urban Design, provided opening remarks explaining that the City is holding a Statutory Development Services Public Meeting even though Inclusionary Zoning is not being implemented right now due to the City's need to put the policy framework in place. The City's financial viability assessment shows that inclusionary zoning is currently not viable. The Zoning By-Law Amendment would be put in place, but potentially at a 0% requirement, meaning no affordable housing would be required for now. The City can adjust the percentage when the financial analysis supports it and market conditions improve, which will allow Markham to apply its affordable housing policy quickly once conditions change.

Helen Song, Senior Housing Planner, provided a presentation on the city-wide applications for Official Plan and Zoning By-Law Amendment to introduce the Inclusionary Zoning Policy Framework through a phased approach.

Nick Pileggi, Macaulay Shiomi Howson Ltd, provided a deputation focused on concerns from Markham landowners with lands in several Major Transit Station Areas (MTSAs) and the development industry about introducing an inclusionary zoning framework in the current market- even if implementation is delayed, noting the landowners will submit their own detailed submissions later. Mr. Pileggi pointed out that the City's own feasibility/viability findings as evidence the inclusionary zoning may not work in the current market. Mr. Pileggi said if the City is to move forward with setting a 0% inclusionary zoning it would provide more certainty to landowners and the development industry than using language like "up to 5% and site specific negotiations" Emphasizing the need for a much clearer transition framework, such as explicitly exempting existing approvals and applications from inclusionary zoning and setting a future cut off date far enough out so that complete applications submitted before that date are exempt (citing Brampton as an example that set an exemption date of December 31, 2027). Mr. Pileggi cautioned that inclusionary zoning could have unintended consequences when the industry is already facing a delicate balance of cost versus feasibility, like prolonged low sales and reduced housing starts. Mr. Pileggi advised that the landowners he represents have genuine concerns about policy framework, but will continue working with staff, and he thanked Council for the opportunity to speak.

Members of Council provided the following feedback on the application:

- Markham is facing a serious housing affordability crisis, and governments alone cannot solve the problem.
- The City should receive a community benefit when developers are seeking density beyond what is already approved.
- Inclusionary Zoning was framed as a shared responsibility among government, developers, and other stakeholders.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Jim Jones

1. **That the deputation by Nick Pileggi, Macaulay Shiomi Howson Ltd, be received; and,**
2. **That written submission by Matthew Cory on behalf of Shan Temple be received; and,**
3. That the report entitled "PUBLIC MEETING INFORMATION REPORT, City initiated official plan and zoning by-law amendments to establish the policy framework to require affordable housing units within new

residential developments in Protected Major Transit Station Areas at a future date (with some exceptions)”, be received; and,

4. That the Record of the Public Meeting held on December 9, 2025, with respect to the City initiated proposed Official Plan and Zoning By-law Amendments be received; and,
5. That the City initiated proposed Official Plan and Zoning By-law Amendments (PR 25 138180), be referred back to staff for a report and a recommendation; and,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

The Development Services Public Meeting adjourned at 8:06 PM.